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GRACE

Draft Final

*Restoration Plan
Export Plant
Libby, MT*

April 20, 2001

Prepared for

W.R. Grace & Co.

URS

DRAFT FINAL

RESTORATION PLAN
EXPORT PLANT REMOVAL ACTION
FOUR BUILDINGS

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Included by reference to the Approved Work Plan, Removal of Asbestos and Vermiculite at the Libby Asbestos Site, 28 July 2000.

APPENDIX B	Health and Safety Plan
APPENDIX E	Traffic Control Plan
APPENDIX H	Document Control Plan
APPENDIX K	Key Personnel Resumes

1.0 INTRODUCTION

This Draft Restoration Plan describes the activities and scope definitions pertinent to the restoration work to be performed on the four buildings located at the Export Facility in Libby, Montana. Specifically, the intent of the work to be performed will restore the buildings to the condition in effect at the time immediately prior to commencement of the removal action. The restoration work activities are not intended to improve or enhance the safety or security of the four buildings in order to comply with the occupancy requirements under current building codes.

The scope of the work is supplemental to the Unilateral Administrative Order (UAO) for Removal Response Activities prepared by the United States Environmental Protection Agency (EPA) on May 23, 2000, Region 8, Docket No. Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) -8-2000-10. The UAO contains a Scope of Work (SOW) prepared by the EPA with the assistance of the Environmental Engineering Division (DTS-33) of the John A. Volpe National Transportation Systems Center (Volpe Center).

While not specifically outlined in the UAO, the primary restoration activities presented in this Plan are:

- Restore main electrical service to each of the four buildings as it existed prior to start of removal action;
- Restore electrical distribution of outlets/lighting within the buildings;
- Repair/replace structural building elements that were removed or damaged during the implementation of the removal action;
- Repair/replace flooring inside the buildings that was removed or damaged during the implementation of the removal action; and
- Repair/replace exterior doors to provide secure access to the buildings.

Each of these activities will be addressed in Section 2.0 of this Draft Restoration Plan. The Appendices to the Approved Work Plan, dated July 28, 2000, are shown in the Table of Contents, List of Appendices, and included to this document by reference only.

1.1 Site Location and Description of Property

Libby, Montana, is located in the northwestern part of the state approximately 35 miles from the Idaho border to the west and 65 miles from the Canadian border to the north. The site

is located within Sections 3 and 10, T.30N1, R.31W. of the Libby Quadrangle in Lincoln County. The primary road through Libby is State Highway 2. Libby sits on the Kootenai River and has a population of approximately 2,500 residents. According to the Chamber of Commerce, some 12,000 people live within a 10-mile radius of Libby. The local economy is supported primarily by logging and mining operations in the surrounding area. Libby is also the Lincoln County seat.

The Export Plant is located on the northern edge of Libby. The Export Plant occupies between 11 and 12 acres adjacent to Highway 37 where it crosses the Kootenai River. It is bounded on the north by athletic fields (which are no longer used) and the Kootenai River; on the south by the Burlington Northern Railroad track; on the east by Highway 37; and on the west by State of Montana property. The property is owned by the City of Libby, Montana, and currently provides facilities to Millwork West Company for their planing operations, supporting their retail lumberyard and building material supply business.

The buildings on the site are basically wood construction with wood and/or corrugated metal siding. They include 1) the Pole Barn building, 2) the Small Shed, 3) the Large Lumber Warehouse, and 4) the Scale Building. The Planer building is also located on site, but was restored immediately following the completion of the removal activities to allow for continuation of planing operations by Millwork West Company. The restoration work on the Planer Building was finished on February 27, 2001 with the completion of the electrical work.

1.2 Restoration Plan Organization

This Restoration Plan has been prepared by URS Corporation, under the direction of WR Grace in response to a request by the EPA. Section 2.0 of this Plan provides the work scope proposed for the restoration of the four buildings. Section 3.0 outlines the implementation schedule for the work. Applicable Appendices have been included by reference into this plan and provide project oriented operating procedures.

The Plan will be issued for review and comment no later than Friday, April 20, 2001. Comments received within 10 working days of the issue of the plan will be reviewed and considered for application and incorporation into the plan. The Restoration Plan will then be issued as a final document.

2.0 SCOPE OF WORK

For purposes of determining the capabilities and qualifications of local contractors to perform the restoration work at the Export Plant, the four buildings have been cleaned under the removal action. Clearance sample analytical results have indicated that the restoration work may be performed without personal protective equipment, i.e., respirators, tyvek suits, etc.

The restoration work has been broken down pertinent to each of the four buildings; the Pole Barn, Small Shed, Large Lumber warehouse, and the Scale Building.

2.1 Pole Barn Building

The Pole Barn building is a wood framed open-faced structure with corrugated steel siding and roof. The structure is supported by timber poles on a steel reinforced concrete slab.

The main electrical service will be restored to the disconnect panel. The service will be a 110-volt service and will be directed through the existing electrical meter. The electrical distribution within the Pole Barn Building will be completed with a 3-wire Romex type wiring and include six (6) convenience type duplex outlets. The outlets will be a waterproof design in consideration of the "open-air" environment of the building. There was no lighting originally installed in the building and there is no allowance for upgrading the conditions under this plan. All electrical devices will be UL rated devices for their specific application and installation will comply with the current version of the National Electric Code (NEC).

For security of the structure, the chain link gates originally located at the front opening will be replaced "in like kind" to existing.

2.2 The Small Shed

The Small Shed, measuring approximately 36ft x 50ft, is a wood frame structure with wood siding and roof deck. A corrugated metal roof is installed on the deck. The structure is supported by a reinforced concrete slab that was not disturbed during the removal work.

The main electrical service to building will be restored as existed immediately prior to the removal action. Two, 110 volt, convenience duplex outlets will be installed on the interior of the building using a 3-wire Romex wiring system. All electrical devices will be UL rated devices for their specific application and installation will comply with the current version of the National

Electric Code (NEC). There was no lighting originally installed in the building and there is no allowance for upgrading the conditions under this plan.

Flooring that was damaged or disrupted as a result of remediation activities will be replaced with similar material existing within the building prior to commencement of the removal activity.

2.3 The Large Lumber Warehouse

The Large Lumber Warehouse is a wood framed structure with wood siding and roof deck. The roof deck is covered with a corrugated metal material. The structure is supported by a concrete foundation with concrete piers and supporting beams.

Exterior wooden doors on the South and East side of the building will be replaced with "like style" of existing doors. The wooden plank style flooring was removed to access suspect material during the removal action. Flooring that was damaged or disrupted as a result of remediation activities will be replaced with similar material existing within the building prior to commencement of the removal activity.

The main electrical service will be restored to the building and 3, 110-volt, duplex convenience outlets will be installed on the interior of the building using a 3-wire Romex wiring system. All electrical devices will be UL rated devices for their specific application and installation will comply with the current version of the National Electric Code (NEC).

Three incandescent light fixtures will be installed to replace those that were removed during the remediation work. The fixtures will be rated for warehouse/storage use with appropriate lighting levels.

The storage deck in the center of the building, that was removed in order to clean the building's interior, will be reconstructed to the previously existing dimension. No interior walls will be constructed. Interior batting strips that were removed to access materials during the removal activities will be replaced.

2.4 The Scale Building

The Scale Building, also referred to as the Lumber Storage Building, is a wood framed structure with corrugated metal siding on both interior and exterior walls. The roof is corrugated metal direct applied to wooden joists. A concrete slab supports the structure. A balance scale

previously existed in the building and was removed and stored during the remediation activity. No restoration of the scale or deck will be performed.

The wooden exterior doors on the East and West sides of the building will be replaced with a "like style" material to match the existing doors prior to removal activity. Flooring that was damaged or disrupted as a result of remediation activities will be replaced with similar material existing within the building prior to commencement of the removal activity. The scale pit will be covered to minimize the health and safety exposure of falling or tripping into the floor opening.

Structural elements of the building will be repaired or replaced to correct the "settling" of the north wall. Support members were removed during remediation activities to access and clean the building's components.

The main electrical service will be restored to the building and 3, 110-volt, duplex convenience outlets will be installed on the interior of the building using a 3-wire Romex wiring system. All electrical devices will be UL rated devices for their specific application and installation will comply with the current version of the National Electric Code (NEC).

Three incandescent light fixtures will be installed to replace those that were removed during the remediation work. The fixtures will be rated for warehouse/storage use with appropriate lighting levels.

2.5 Quality of Work

All work will be performed utilizing conventional construction techniques in compliance with applicable local governing building codes. The scope of work will be competitively bid to locally qualified contractors to determine a "value based" solution to the restoration activity while maintaining a level of work quality within the project.

The intent of this restoration is not to upgrade the Occupancy Ratings of the buildings, but to return the original structures and systems to the same quality, condition, and use potential existing on site immediately prior to Removal Action work activity

3.0 IMPLEMENTATION SCHEDULE

The work will be scheduled upon final determination and negotiation of work scope tasking between WR Grace and the EPA. The restoration work will be pursued expeditiously in order to allow the City of Libby, Montana access and use of the restored buildings upon final agreement of the work scope.

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